| 137.0 | 0003 | 0004.0 | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 1,002,800 | / | 1,002,800 |
| USE VALUE: | 1,002,800 | / | 1,002,800 |
| ASSESSED: | 1,002,800 | / | 1,002,800 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 15 | | BRUNSWICK RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | MORELAND PATRICIA--TRUSTEE |
| Owner 2: | BRUNSWICK ROAD RLTY TRUST |
| Owner 3: | |
| Street 1: | 15 BRUNSWICK RD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry: |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains 9,770 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1949, having primarily Wood Shingle Exterior and 1664 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 9770.000 | 393,100 | | 609,700 | 1,002,800 |
| Total Card | 0.224 | 393,100 | | 609,700 | 1,002,800 |
| Total Parcel | 0.224 | 393,100 | | 609,700 | 1,002,800 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 602.64 | /Parcel: 602.6

## Legal Description

## Entered Lot Size

Total Land:

Land Unit Type:

| User Acct | GIS Ref | GIS Ref | Insp Date |
|---|---|---|---|
| 88023 | | | 09/29/17 |

!10623!

## PREVIOUS ASSESSMENT

Parcel ID: 137.0-0003-0004.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 393,200 | 0 | 9,770. | 609,700 | 1,002,900 | 1,002,900 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 287,300 | 0 | 9,770. | 643,600 | 930,900 | 930,900 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 287,300 | 0 | 9,770. | 474,200 | 761,500 | 761,500 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 287,300 | 0 | 9,770. | 453,900 | 741,200 | 741,200 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 287,300 | 0 | 9,770. | 420,000 | 707,300 | 707,300 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 276,100 | 0 | 9,770. | 352,300 | 628,400 | 628,400 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 276,100 | 0 | 9,770. | 344,100 | 620,200 | 620,200 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 276,100 | 0 | 9,770. | 327,900 | 604,000 | 604,000 | | 12/13/2012 |

## PRINT

| Date | Time |
|---|---|
| 12/11/20 | 00:54:40 |

## LAST REV

| Date | Time |
|---|---|
| 10/30/17 | 09:05:37 |
| ekelly | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10623

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| MORELAND FREDER | 22843-600 | | 1/21/1993 | | 99 | No | No | | A |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 9/29/2017 | MEAS&NOTICE | HS | Hanne S |
| 4/1/2009 | Inspected | 345 | PATRIOT |
| 2/9/2009 | Measured | 372 | PATRIOT |
| 11/18/1999 | Mailer Sent | | |
| 11/5/1999 | Measured | 263 | PATRIOT |
| 1/1/1982 | | CM | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 88023 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 9770 | | Sq. Ft. | Site | | 0 | 90. | 0.69 | 10 | | | Topo | -5 | | | | | 609,703 | | | | | | 609,700 | |

| Total AC/HA: | 0.22429 | Total SF/SM: | 9770 | Parcel LUC: | 101 | One Family | Prime NB Desc: | ARLINGTON | Total: | 609,703 | Spl Credit | | Total: | 609,700 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 05 - Garrison | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BROWN | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1949 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 25 | % |
| Bsmnt Flr: | 14 - Asphalt Tile | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | 2 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 135.00 |
| Size Adj.: | 1.28100955 |
| Const Adj.: | 0.98745072 |
| Adj $ / SQ: | 170.766 |
| Other Features: | 90000 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 482898 |
| Depreciation: | 89819 |
| Depreciated Total: | 393079 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 7 | BRs: | 4 | Baths: | 2 | HB | |
|---|---|---|---|---|---|---|---|---|

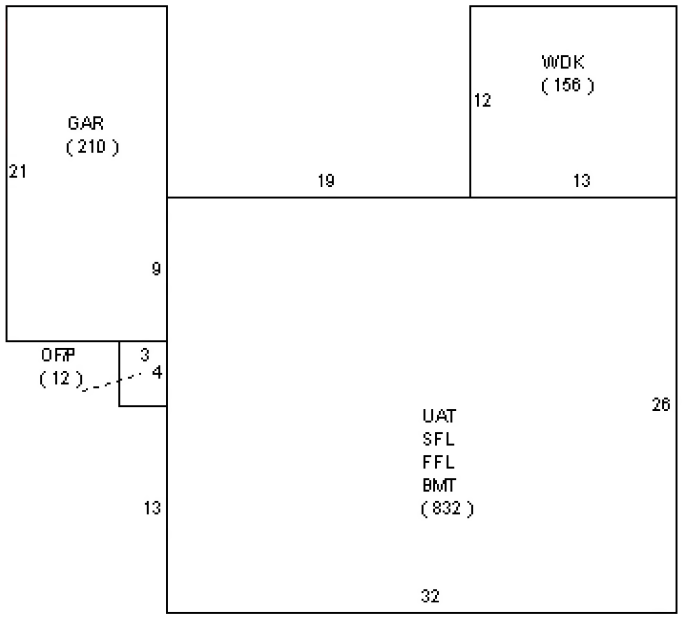
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 4 | M |
| Totals | | | |
| 1 | 7 | 4 | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | | Before Depr: | 187.84 |
| Special Features: | 0 | Val/Su Net: | 127.55 |
| Final Total: | 393100 | Val/Su SzAd | 236.24 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 832 | 51.230 | 42,623 |
| FFL | First Floor | 832 | 170.770 | 142,077 |
| SFL | Second Floor | 832 | 170.770 | 142,077 |
| GAR | Garage | 210 | 26.570 | 5,579 |
| UAT | Upper Attic | 208 | 68.310 | 14,208 |
| WDK | Deck | 156 | 12.250 | 1,912 |
| OFP | Open Porch | 12 | 43.450 | 521 |
| | Net Sketched Area: | 3,082 | Total: | 348,997 |
| Size Ad | 1664 | Gross Are | 3706 | FinArea 1664 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 137.0-0003-0004.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | Frame Shed | D | Y | 1 | 8X10 | A | AV | 1990 | 0.00 | T | 23.2 | 101 | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|